



AREA STATEMENT FOR PLOTTED DEVELOPMENT:

| Plot Size | Plot Area | Nos. of Plots |
|---------------|-----------|---------------|
| 12.00 X 28.00 | 336.00 | 014 |
| 12.00 X 24.00 | 288.00 | 218 |
| 10.00 X 20.00 | 200.00 | 185 |
| 09.00 X 18.00 | 162.00 | 281 |
| 09.00 X 16.50 | 148.50 | 024 |
| 07.50 X 15.00 | 112.50 | 236 |
| 07.00 X 13.00 | 091.00 | 387 |
| 05.00 X 10.00 | 050.00 | 208 |
| 04.00 X 07.50 | 030.00 | 728 |
| TOTAL | | 2361 |

AREA STATEMENT :-

| | |
|-------------------------------------|----------|
| Master Plan Green (Along Nala) | 79,550 |
| Residential Plot (2361 Nos.) | 2,57,893 |
| Area Under Group Housing :- | |
| Block - C | |
| Group Housing 01 | 13,634 |
| Block - H | |
| Group Housing 01 | 17,408 |
| Group Housing 02 | 8,703 |
| Group Housing 03 | 8,703 |
| Group Housing 04 | 8,704 |
| Group Housing 05 | 8,704 |
| Group Housing 06 | 8,704 |
| Group Housing 07 | 8,703 |
| Group Housing 08 | 8,703 |
| Group Housing 09 | 13,410 |
| Block - K | |
| Group Housing 01 | 20,686 |
| Group Housing 02 | 20,758 |
| Group Housing 03 | 20,833 |
| Group Housing 04 | 20,910 |
| Group Housing (Pmny) | 10198 |
| 198751 | |
| Area for Future Planning/ Bulk Sale | |
| B' Block (1 No.) | 0,33,801 |
| C' Block (1 No.) | 0,21,507 |
| H' Block (1 No.) | 1,21,751 |
| K' Block (3 Nos.) | 2,59,045 |
| 4,36,104 | |

Commercial

Block - A
Conv. Shop (02 Nos.) 01,671

Block - B
Sector Shop (01 No.) 04,704

Block - C
Commercial 28,338

Block - D
Sector Shop (02 Nos.) 07,019

Block - E
Office Complex 30,210

Block - F
Conv. Shop (01 No.) 00,478

Block - G
Conv. Shop (03 Nos.) 01,950

Block - L
Commercial 10,120

84,490

Area for Hotels 21,225

Educational

Block - A
Primary/Nursery School 03,810

Degree college 30,443

Block - B
Primary/Nursery School 03,528

Block - D
Primary/Nursery School 01,070

Primary/Nursery School 03,551

Block - G
Pri/Nur. School 05,183

Primary/Nursery School 03,575

Block - H
Intermediate College 10,000

61,160

Medical & Health

Block - C
Health Centre (01 No.) 13,634

Block - D
Nursing Home (01 No.) 02,032

Block - F
Medical & Health(M.P.) 58,303

Block - G
Nursing Home 03,600

77,569

Community Facilities

Block - A
Fire Station 07,819

Block - D
Police Post 04,071

Block - G
Community Facilities 11,638

Block - F
Cultural Centre 58,303

Block - H
Community Facilities 17,410

Block - L
Bus Stand 19,432

Police Station 08,334

132/33 KVA Electric Sub Station 29,026

33 KVA Electric Sub Station 04,000

160033

Park/Green

Block - A
PARK 01 01,431

PARK 02 01,642

PARK 03 02,984

PLAY GROUND 01 04,952

PLAY GROUND 02 04,397

Block - B
PARK 06,081

PARK 03,978

Block - C
PARK 01 06,414

PARK 02 05,246

Block - D
PARK 09,177

PLAY GROUND 08,373

Block - E
PARK 01 04,078

PARK 02 07,752

PARK 03 05,713

Block - G
PARK 01 02,405

PARK 02 09,850

PARK 03 06,997

PARK 04 03,641

Block - H
PLAY GROUND 07,409

Block - K
PARK 01 20,842

1,23,362

AREA CHART :-

- Total area of the scheme (as per survey) 20,28,134 Sq.Mt.
- Less existing Nala -23,565 Sq.Mt.
- Less UP Agro Land -82,389 Sq.Mt.

19,22,180 Sq.Mt.

For Calculation of Community Facilities

- 50 m. wide Green Belt on both side of Nala -79,550 Sq.Mt.
- Cultural Centre as/MP -58,303 Sq.Mt.
- Medical/ Health Facilities as/MP -58,303 Sq.Mt.
- 7.30 m. wide MP Road -1,12,560 Sq.Mt.

16,13,464 Sq.Mt.

Sr Particulars Area (Sq.Mt.) Percentage

- Area Under Plotted Development 2,65,865 00.00
- Area for Hotel 0,21,225 00.00
- Group Housing 1,98,751 00.00
- Commercial 0,84,490 00.00
- Education Facilities 0,61,160 00.00
- Medical/Health 0,77,569 00.00
- Community Facilities 1,60,033 00.00
- Park/Green 1,23,362 00.00
- Area for Future Planning/ Bulk Sale 4,36,104 00.00
- Road --- 00.00

Total -----

Note :-

Total Green Area provided in this layout is 7.64% of the total Land area i.e. 16,13,464(Excluding Master Plan Proposals). It doesn't include green open spaces to be provided in sites earmarked for Bulk Sale/ Future Planning. Community Facilities, Commercial etc. Cumulative green area after all such inclusions will be more than 15% of the total scheme, as per following details :-

Assuming minimum (15%) cumulative Green/Open Area in Bulk Sales, Commercial, Community, Medical and other facilities are :-

Future Planning/ Bulk Sales (4,36,104 sqmt. @ 15%) = 65,416

Commercial (28,338 sqmt. @ 15%) = 4,251

Educational (30,443 sqmt. @ 15%) = 4,566

Medical & Health (58,303 sqmt. @ 15%) = 8,745

Community facilities (1,26,845 sqmt. @ 15%) = 19,027

Group Housing (1,88,553 sqmt. @ 15%) = 28,283

Total = 1,30,288

Green area from Scheme's area statement = 2,02,912

Total = 3,33,200 (17.33%)

Block - A

Revised Scheme Boundary as Per Land Aquisition

Unavailable Plots (97) Out of the Scheme Boundary as Per Eng. Deptt.

Disputed Plots in blocks - (B, C, D, G, L)

Block - E

L.I.G. Houses = 50 Sq.mt.

Block - G

H.I.G. houses.

M.I.G Duplex houses. (TOTAL NO OF M.I.G. DUPLEX HOUSES = 40)

Block - L

Single Storey E.W.S Houses Plot Area (4x8) = 32 Sq.mt. (TOTAL NO OF E.W.S HOUSES = 130)

Double Storey L.I.G. Houses Plot Area (5x10) = 50 Sq.mt. (TOTAL NO OF L.I.G. HOUSES = 40)

Single Storey L.I.G. Houses Plot Area (5x10) = 50 Sq.mt. (TOTAL NO OF L.I.G. HOUSES = 99)

Proposed 25 H.I.G Duplex houses.

Revised Lay out Plan Of Anand Vihar Residential Scheme, Hapur

(as approved by the Board of H.P.D.A. by circulation. Circulation proposal approved by the Chairman, H.P.D.A. on 3rd December, 2008)

NOTES- REVISED LAYOUT PLAN(change in grp. housing plot4 area 8704sqmt in H- Block and In block C area 13634 sqmt AS PER THE BOARD ORDER DATED 07-09-2016

DATE :- JULY 2018

SCALE :- 0.00 mt. 100.00 mt. 200.00 mt. 300.00 mt.

DRAUGHT'S MAN **ASS. TOWN PLANNER** **EXECUTIVE ENGINEER**

CHIEF ENGINEER **SECRETARY**

VICE CHAIRMAN

Hapur-Pilkuwa Development Authority

DETAILS OF RESIDENTIAL PLOTS: (Block - M)

| Plot Size | Plot Area | Nos. of Plots |
|---------------|-----------|---------------|
| 12.00 X 24.00 | 288.00 | 04 |
| 10.00 X 20.00 | 200.00 | 09 |
| 09.00 X 18.00 | 162.00 | 47 |
| 09.00 X 16.50 | 148.50 | 06 |
| 07.50 X 15.00 | 112.50 | 52 |
| 07.00 X 13.00 | 091.00 | 221 |
| 05.00 X 10.00 | 050.00 | 50 |
| TOTAL | | 221 |

LANDUSE AREA ANALYSIS:

| | | |
|-------------------------------|------------------|---------|
| 1.Total Planning Area | = 45247.72 | (100%) |
| 2. Area Under Residential Use | = 25773.10sq. m. | 56.96 % |
| 3. Area Under Nursery School | = 500.32 sq. m. | 1.10 % |
| 4. Area under Conv. Shops | = 425.73 sq. m. | 0.94% |
| 5. Area Under Park | = 7013.95 sq.m. | 15.50 % |
| 6. Area Under Roads | = 11539.23 sq.m. | 25.50 % |